

3

4 A DECLARATORY RESOLUTION designating an
5 "Urban Development Area" under I.C. 6-1.1-12.1.6 WHEREAS, William I. Yagey filed his petition dated July 3, 1980, for
7 designation of the following described property as an "Urban Development
8 Area" in accordance with Division 6, Article II, Chapter 2 of the Municipal
9 Code of the City of Fort Wayne, Indiana of 1974 and I.C. 6-1.1-12.1, to-wit:10 The east 3.5 feet of the north 133 feet
11 of Lot 86 and the south 23 feet of Lots
12 85 and 86 and the south 23 feet of the
13 east 34 feet of Lot 84 in Rockhill's
14 Amended Addition to the City of Fort
15 Wayne, Allen County, Indiana, together
16 with one-half (1/2) of the vacated alley
17 adjoining on the south thereof said east
18 34 feet of Lot 84, said Lot 85 and said
19 Lot 86 in Rockhill's Amended Addition to
20 the City of Fort Wayne, Allen County,
21 Indiana, and all of Lots numbered 87,
22 88 and 89 in Rockhill's Amended Addition
23 to the City of Fort Wayne, Allen County,
24 Indiana, together with one-half (1/2) of
25 the vacated alley adjoining said Lots 87,
88 and 89 on the south thereof; also Lots
95, 96, 97, 98, 99 and 100 in Rockhill's
Amended Addition to the City of Fort Wayne,
Allen County, Indiana, together with one-
half (1/2), of the vacated alley adjoining
said Lots numbered 95, 96, 97, 98, 99 and
100 on the north thereof in Rockhill's
Amended Addition to the City of Fort Wayne,
Allen County, Indiana.

26 located at and commonly known as:

27 28 29 30 31 32 800 Broadway
Fort Wayne, Indiana 4680233 WHEREAS, it appears that said petition should be processed to final
determination in accordance with the provisions of said Division 6.34 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF
35 FORT WAYNE, INDIANA.36 SECTION 1. That subject to the requirements of Section 2, below, the
37 above described property is hereby designated and declared an "Urban Develop-
38 ment Area" under I.C. 6-1.1-12.1.

3 SECTION 2. That the foregoing is subject to:

5 (a) An affirmative ("Do Pass") recommendation by the
6 Fort Wayne Redevelopment Commission, after due hearing,
7 analysis and study in accordance with the provisions
8 of Division 6, Article II, Chapter 2 of the Municipal
9 Code of the City of Fort Wayne, Indiana of 1974.

(b) Final confirmation hereof by due passage upon the
final vote hereon.

12 SECTION 3. That this Resolution shall be effective upon passage and
13 approval by the Mayor.

14
15 APPROVED AS TO FORM AND
16 LEGALITY JULY 18, 1980.

17 John E. Hoffman
18 JOHN E. HOFFMAN
19 City Attorney
20


COUNCILMAN

DATE: 7-22-80

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by 6 ushers,
seconded by John S. Goss, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>4</u>	<u>3</u>	<u>1</u>	<u>1</u>	
<u>BURNS</u>		<u>X</u>			
<u>EISBART</u>		<u>X</u>			
<u>GiaQUINTA</u>	<u>X</u>				
<u>NUCKOLS</u>	<u>X</u>				
<u>SCHMIDT, D.</u>				<u>X</u>	
<u>SCHMIDT, V.</u>		<u>X</u>			
<u>SCHOMBURG</u>			<u>X</u>		
<u>STIER</u>	<u>X</u>				
<u>TALARICO</u>	<u>X</u>				

DATE: 11-25-80

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) No. _____
on the _____ day of _____, 19____.

ATTEST: (SEAL)

CHARLES W. WESTERMAN - CITY CLERK

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the _____ day of _____, 19_____, at the hour of
____ o'clock M. E. S. T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this _____ day of
19_____, at the hour of _____ o'clock M..E.S.T.

WINFIELD C. MOSES, JR.
MAYOR

BILL NO. R-80-07-33

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban Development
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE *Committed* PASS.

BEN EISBART, CHAIRMAN

ON AND BEG^{IN} LEAVE TO
NANCE PA
NO RECOMMENDATION

JOHN NUCKOLS, VICE CHAIRMAN

JAMES S. STIER

SAMUEL J. TALARICO

DONALD J. SCHMIDT

**FORT WAYNE
REDEVELOPMENT
COMMISSION**



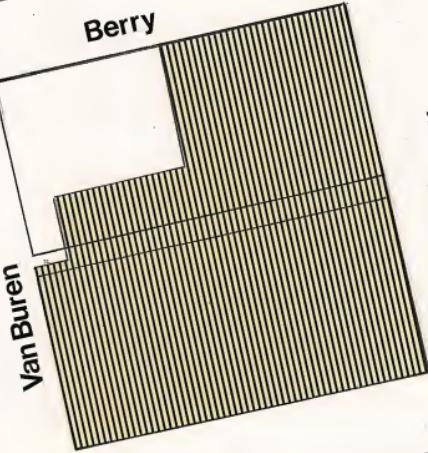
DATE PROJECT

TITLE Tax Abatement

800 Broadway

Sept. 1980

SCALE



Broadway

Wayne

Van Buren

Berry

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
800 Broadway
Fort Wayne, IN 46802
2. Street Boundaries (if applicable)
Broadway, Wayne, Van Buren
and Berry Streets
3. Legal Description of Property
see Exhibit A attached
4. Township Wayne
5. Taxing District Wayne/Ft. Wayne
6. Current Zoning District R-3 and B3B
7. Variance Grant (if any) R-3 with variance for parking garage and office building, and building set-back variance.
8. Owner(s) St. Joseph Medical Building Associates, an Indiana Limited Partnership
9. Address of Owner(s) c/o Harding, Dahm & Company, Inc.
1400 Lincoln Bank Tower
Fort Wayne, IN 46802
10. Telephone Number 219/423-4311
11. Agent of Owner (if any) Harding, Dahm & Company, Inc.
12. Address 1400 Lincoln Bank Tower
Fort Wayne, IN 46802
13. Telephone Number 219/423-4311
14. Relationship of Agent to Owner Leasing-Management Agent
15. Current Use of Property.
 - (a) How is property presently used? as parking garage and medical office building.
 - (b) What structure(s) (if any) are on the property? 376 bay, 3-tier parking garage and a 39,720 sq. ft. medical office building.
 - (c) What is the condition of this structure/these structures? new construction, never occupied.
16. Current Assessment on Land and Improvements
 - (a) What is the amount of latest assessment? \$242,900.00) Land \$44,800
Imp. 198,100
 - (b) What is the amount of total property taxes paid the immediate past year? (Indicate amount of land assessment and assessment on improvements) Land - \$13,144 Improvements - \$2,975
FOR WAYNE IND

RECEIVED
JUL 03 1980
CHARLES W. WESTERMAN
CITY CLERK

FILED
JUL 03 1980
CHARLES W. WESTERMAN
CITY CLERK

17. Description of Project Development of medical office facilities in conjunction with St. Joseph's Hospital.

Tax abatement benefits will be used by owners and developer by passing directly thru to doctors by way of rent reduction. This is to provide an incentive to attract doctors and medical personnel to insure the health, welfare and economic stability of the local community.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? construction began in fall of 1979

(b) When is completion expected? September, 1980

19. Cost of project (not including land cost) \$5,825,000.00

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 125

(b) What kind of work will employees be engaged in? medical, professional, parking attendants and maintenance employees.

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 125

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) no additional municipal services will be necessitated. If any such services are necessitated, they will be accomplished at developer's expense.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? N/A

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? Yes, property was formerly old, vacant houses and gravel parking lot. Highest and best use of the property is commercial as evidenced by surrounding area.

(b) Will the project improve or replace a deteriorated or obsolete structure? yes, as stated above.

(c) Will the project preserve a historically or architecturally significant structure? no

(d) Will the project contribute to the conservation and/or stability of a neighborhood? yes, providing improved medical care for the local community.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? yes, thru new construction, professional landscaping and improved maintenance throughout.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes xxxx No

25. Financing on Project

What is the status of financing connected with the project?
Financing is in place and the project construction is 90% completed--except tenant finish.

I hereby certify that the information and representations on this Application are true and complete.



Signature(s) of Owner(s)
(William I. Yagey)

June 26, 1980

Date

PREPARED BY J. PHILIP BURT
BURT, BLEE, HAWK & SUTTON
1325 LINCOLN BANK TOWER
FORT WAYNE, INDIANA 46802
Telephone: 219/426-1300

The east 3.5 feet of the north 133 feet of Lot 86 and the south 23 feet of Lots 85 and 86 and the south 23 feet of the east 34 feet of Lot 84 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining on the south thereof said east 34 feet of Lot 84, said Lot 85 and said Lot 86 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, and all of Lots numbered 87, 88 and 89 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots 87, 88 and 89 on the south thereof; also Lots 95, 96, 97, 98, 99 and 100 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots numbered 95, 96, 97, 98, 99 and 100 on the north thereof in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana.

16

DECLARATORY RESOLUTION

WHEREAS, the Fort Wayne Redevelopment Commission has been requested, by the record owners thereof, to find, pursuant to I.C. 6-1.1-12.1-2, that the following described real estate, within the corporate limits of the City of Fort Wayne, Indiana, is an urban development area:

The east 3.5 feet of the north 133 feet of Lot 86 and the south 23 feet of Lots 85 and 86 and the south 23 feet of the east 34 feet of Lot 84 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining on the south thereof said east 34 feet of Lot 84, said Lot 85 and said Lot 86 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, and all of Lots numbered 87, 88, and 89 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots 87, 88 and 89 on the south thereof; also Lots 95, 96, 97, 98, 99 and 100 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots numbered 95, 96, 97, 98, 99 and 100 on the north thereof in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana,

all of which said real estate, including the names of the record owner, the boundaries thereof and the streets and roads bordering thereon, is specifically shown on the map attached hereto and made a part hereof; and,

WHEREAS, this Commission has determined that the described real estate has become undesirable for normal development and occupancy because of the deteriorating residential properties in the area, and,

WHEREAS, the redevelopment and rehabilitation of the area described, as those terms are defined in I.C. 6-1.1-12.1-1, would be of public utility and would be to the benefit and welfare of all citizens and taxpayers of the City of Fort Wayne;

NOW, THEREFORE, BE IT RESOLVED, by the Fort Wayne Redevelopment Commission that the real estate hereinabove described should be and is hereby declared to be an "urban development area," as that term is defined and intended in I.C. 6-1.1-12.1-1 through I.C. 6-1.1-12.1-6.

BE IT FURTHER RESOLVED, that this resolution shall be submitted to

the Fort Wayne Plan Commission with the request and recommendation that it issue its written order approving the same and that said approving order be submitted forthwith to the Common Council of the City of Fort Wayne for its approval.

BE IT FINALLY RESOLVED, that upon receipt of the written order of approval of this resolution from the Plan Commission and the Common Council, this Commission cause notice of the adoption of this resolution and the purport thereof, to be published in the Fort Wayne Journal Gazette and the ^{Fort Wayne} News-Sentinel, ~~one~~ over each week for two (2) consecutive weeks, which notice shall name a date for public hearing on the final adoption of this resolution, which date shall be not less than ten (10) days after the last publication, and that at the conclusion of said public hearing, this Commission shall take final action hereon.

This is to certify that the above is a true and exact copy of a resolution adopted by the Fort Wayne Redevelopment Commission at its meeting dated _____, 1980.

Secretary

CITY CLERK'S OFFICE		NO. <u>8</u>
Room 122 City-County Bldg. One East Main Street Fort Wayne, Indiana 46802		
RECEIVED FROM <u>Phil Bent</u>		<u>7/3 1980</u>
<u>John J. Jones - City-Commissioner</u>		<u>DOLLARS</u>
Account Total \$ <u>7.00</u>		
Amount Paid \$ <u>7.00</u>		
Balance Due \$ <u>0</u>		

John J. Jones - City-Commissioner
Phil Bent - City Clerk
John J. Jones - City-Commissioner
City Clerk - City-Commissioner

St. Joseph's Hospital

Berry Street

Van Buren Street

Broadway

Wayne Street

Owner: William I. Yagey, Agent
St. Joseph Medical Building Associates
an Indiana Limited Partnership

PETITION FOR DECLARATORY RESOLUTION

TO: FORT WAYNE REDEVELOPMENT COMMISSION

1. The undersigned, William I. Yagey, hereby represents to the Fort Wayne Redevelopment Commission that he is the owner of the following described real estate in Allen County, Indiana:

The east 3.5 feet of the north 133 feet of Lot 86 and the south 23 feet of Lots 85 and 86 and the south 23 feet of the east 34 feet of Lot 84 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining on the south thereof said east 34 feet of Lot 84, said Lot 85 and said Lot 86 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, and all of Lots numbered 87, 88 and 89 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots 87, 88 and 89 on the south thereof; also Lots 95, 96, 97, 98, 99 and 100 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots 95, 96, 97, 98, 99 and 100 on the north thereof in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana.

2. The undersigned Petitioner represents that said real estate has become undesirable for normal development and occupancy because of the deteriorating condition of the improvements thereon, and the actual lack of development and improvement thereof which have impaired its value and prevented the normal development thereof.

3. Petitioner hereby requests, pursuant to I.C. 6-1.1-12.1-1 through 6, that this Commission adopt a Declaratory Resolution finding that the land above described is an "urban development area," as that term is defined in the statute, and that, after following the procedures required by said statute, this Commission take final action confirming said Declaratory Resolution.

4. That the designation of the land as an "urban development area" will substantially aid and encourage the development and improvement of the area to the benefit of the City of Fort Wayne and its citizens.

WHEREFORE, Petitioner respectfully requests that the Fort Wayne Redevelopment Commission adopt a Declaratory Resolution finding the above described real estate to be an "urban development area" and take all further action required by law to make said Resolution final.

ST. JOSEPH MEDICAL BUILDING ASSOCIATES
an INDIANA LIMITED PARTNERSHIP
BY: 
William I. Yagey, Agent



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

Charles W. Westerman, Clerk -- Room 122

July 3, 1980

Mr. John E. Hoffman
Attorney At Law
Hoffman, Moppert & Angel
Suite 1212
Anthony Wayne Bank Building
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from Mr. Phil Burt (St. Joseph Medical Building Associates).

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman
City Clerk

CWW/mby
Enclosures

H912
DIGEST SHEET

TITLE OF ORDINANCE: Declaratory Resolution

Q-80-07-33

DEPARTMENT REQUESTING ORDINANCE: City Clerk's Office

SYNOPSIS OF ORDINANCE: A Declaratory Resolution designating an "Urban Development Area" under I.C. 6-1.1-12.1.

EFFECT OF PASSAGE: Development of medical office facilities in conjunction with St. Joseph's Hospital. Tax abatement benefits will be used by owners and developer by passing directly thru to doctors by way of rent reduction. This is to provide an incentive to attract doctors and medical personnel to insure the health, welfare and economic stability of the local community.

EFFECT OF NON-PASSAGE: Construction will stop thereby halting improvement of this surrounding area.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): Reduction in real estate taxes on improvement on reducing percentage over ten years per I.C. 6-1.1-12.1-4.

ASSIGNED TO COMMITTEE: Regulations